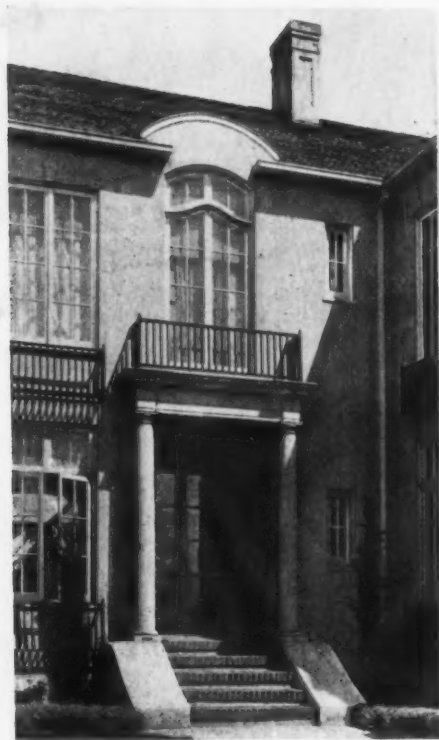
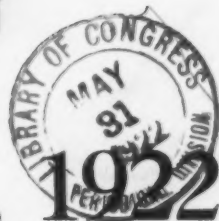


*Modern Tendencies in Apartment Houses*

# THE BUILDING REVIEW



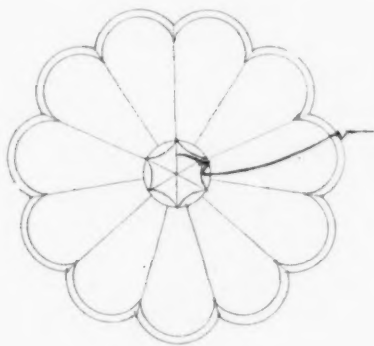
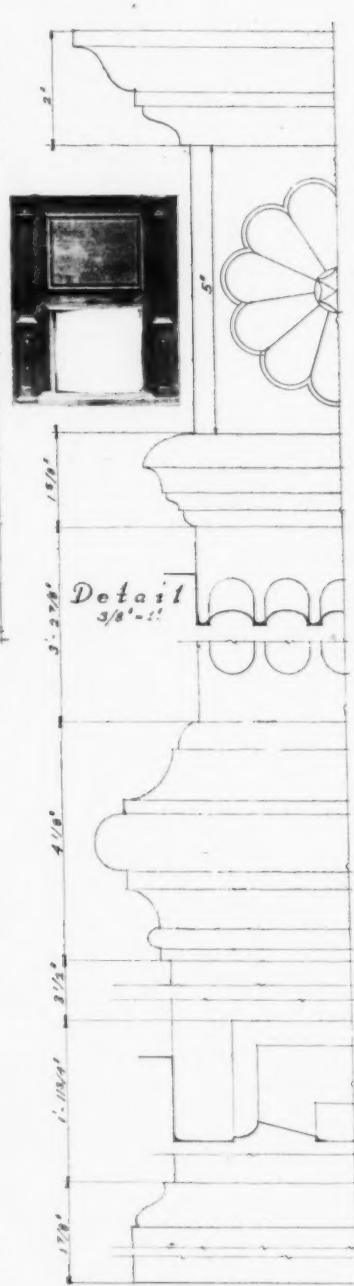
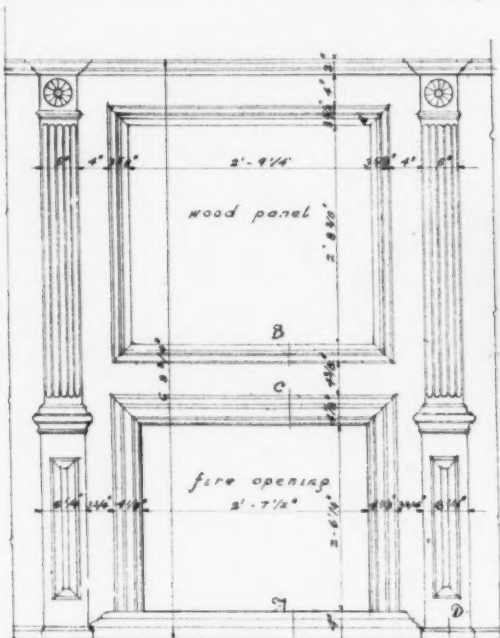
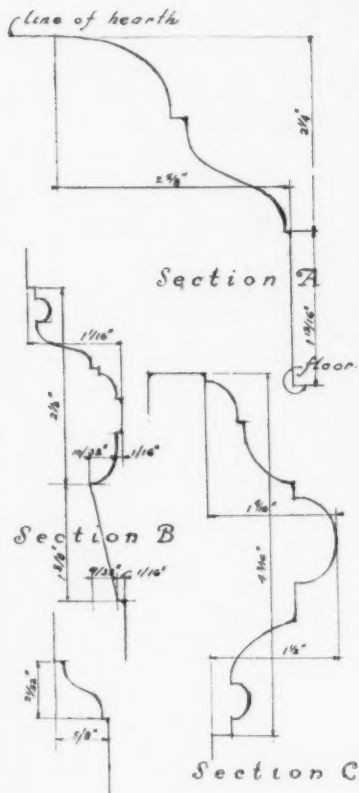
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# THE BUILDING REVIEW

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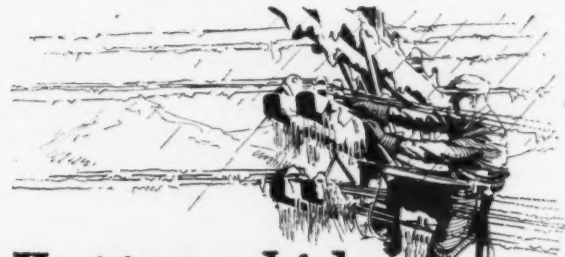
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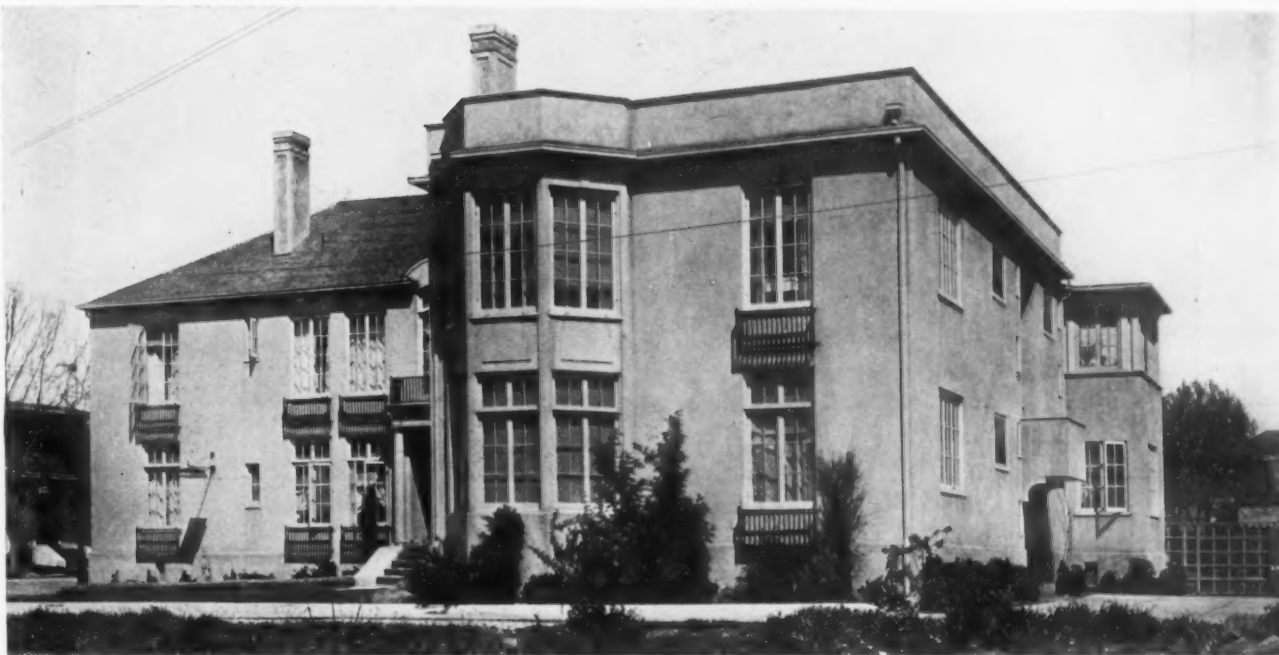
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# *The* BUILDING REVIEW

VOL. XXI.

SAN FRANCISCO, APRIL-MAY, 1922

Nos. 4-5.



CAVARLY COURT APARTMENTS, OAKLAND, CALIFORNIA

SCHIRMER AND BUGBEE, ARCHITECTS

## A PLACE TO LIVE

*By* HARRIS ALLEN

Since a great proportion of the dwellers in a modern city must be cave dwellers, one would expect the caves to be made as attractive, as home-like, as possible. No doubt the housing shortage is largely responsible for the prevalence of cheap, jail-like boxes which disfigure our streets; any shelter will do in time of storm; so why waste money on convenience and beauty, in short, on good design, when there is a waiting list at every door?

Some few multiple dwellings, however, have been built during these years of congestion, in the design of which some study is apparent, some of the elements of a home appear. It is safe to predict that as the shortage is reduced, such buildings will continue to be occupied while vacancies increase in those less attractive.

The group of apartment houses illustrated

herewith does not, of course, constitute all of any merit in the San Francisco bay region. It does represent considerable effort and time spent in the attempt to find a group of varying types of recently built apartments which possess sufficient merit to justify their publication. In selecting them, the process of elimination cut out all those loaded with bad ornament (the tin-man's delight) and the hopelessly crude and commonplace. Apparently it is not so easy to achieve both simplicity and interest—much as a severely plain gown, so we are told, is costlier than a be-ruffled one.

The San Francisco examples are naturally more formal and conventional than the suburban types. They are dignified and well proportioned, with sufficient wall surface to convey the sense of security that a dwelling should have, and with good fenestration.



STATEN COURT APARTMENTS  
OAKLAND, CALIFORNIA

SCHIRMER AND BUGBEE,  
ARCHITECTS

The Savage apartment utilizes the open-court plan to advantage, its projecting stair bays helping to retire the main court. The Summit Apartment, 2222 Hyde Street, on Russian Hill, frankly adapts itself to the site and its main rooms to the marvelous view from the rear. With one apartment to the floor, containing five bed rooms and four baths, the "California" type of *multum in parvo* has been disregarded here. But this is the exception, for the convenience of turning living room into bed room by the aid of wall-bed and dressing closet, appeals strongly to the cave dweller; it economizes time, space and labor.

The little Mitchell apartment, on Clay Street, has an individuality; it is refined, with a touch of elegance in its group of Frenchy balconies, their pattern picked out in gilt. The cornice is somewhat thin for the vigorous basement; but the balustraded panels carry up the composition well, so that the general mass and proportion is satisfying.

East of the bay, together with a more generally informal treatment we find a decided Italian feeling. These attractive villas at the head of Lake Merritt—how pleasing

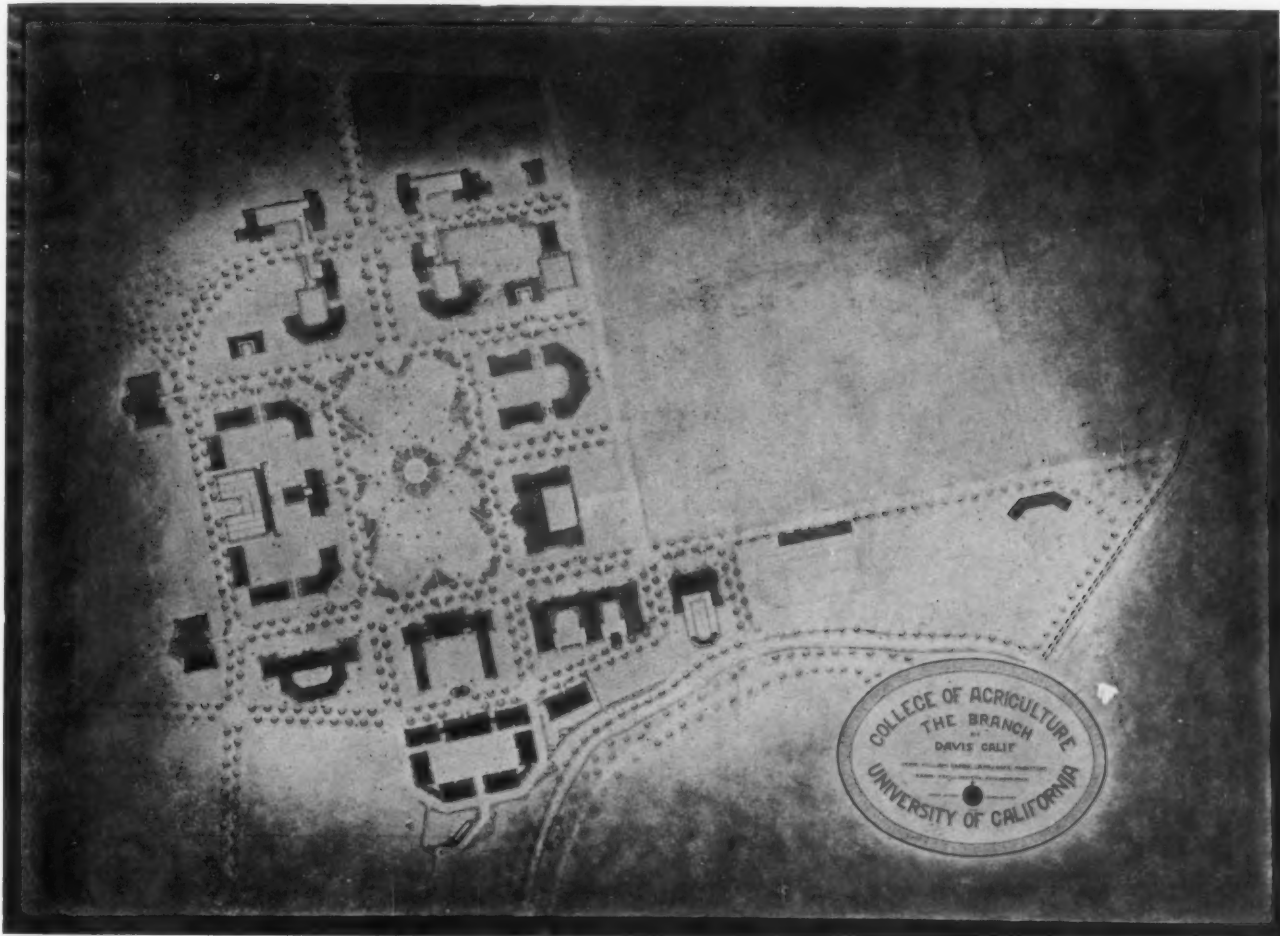
they are with their terraces and fountains, their lawns and shrubbery!

All of the buildings shown here are well designed, with generous wall spaces and banks of many-paned casements, often opening to an effective iron balcony; the arrangement is usually compact and convenient, avoiding long halls or cramped quarters.

The Palazzo and Broadway apartments are more formal in treatment; being on busy streets, the living quarters are confined to upper stories. They are well executed in mass, detail and plan.

Staten Court deserves special mention. Although simple, and symmetrical, it avoids stiffness. A vigorous composition, it has delicacy of detail which still is not out of scale. It possesses dignity and graciousness—in fact, it is a very skilful and successful piece of work from an architectural standpoint.

The group here shown does not include any of what are known as "Community" apartments. As this strikes a new note in the urban housing problem, and there are some very interesting examples built or building in San Francisco, a separate article in a later issue will be devoted to that subject.



## THE U. C. COLLEGE OF AGRICULTURE BRANCH AT DAVIS, CALIFORNIA

The new Campus Plan which is to govern the future growth of the Branch of the College of Agriculture at Davis and which has been adopted by the Board of Regents as the official plan for that institution, has just been completed by Professor John William Gregg, Landscape Architect, and is now on display in the Director's office at Davis, where it is attracting a great deal of attention and receiving much favorable comment from all who are interested in the development of a greater institution for Agricultural Instruction and Research.

The plan itself is approximately five by seven feet in size and beautifully rendered in color to bring out the details of the main scheme, which shows a practical but æsthetic grouping of buildings around a large central quadrangle which is balanced on Second Street of the town of Davis as a secondary axis, and with a broad main roadway from the State Highway on the north determining the main axis.

The detailed arrangement of buildings is such as to eventually form group units with secondary quadrangles which are called for by the style of architecture which is to prevail, and which is being worked out by William C. Hays, architect, of San Francisco.

Such utilitarian factors as convenience, accessibility, centralization of special and general types of instruction and research, comfort, and health have all been considered of prime importance in the study and preparation of the plan, which as it develops will gain great architectural and landscape beauty.

Already two new buildings, the Dairy Industries Building and the Horticultural Building, are being erected according to this plan, and new sidewalks, curbs and roads are now under construction along the new lines, with the result that the plan is already beginning to show definite results and furnish a visible suggestion of the future institution.



### THE CALIFORNIA GARDEN

By A. M. WOODMAN

(Continued From the March Issue of The Building Review)

Fortunately in California we try to present our best front to the public, but I believe it is in good taste to supply some sort of hedge or wall about the place, to give some degree of seclusion. At least the grounds in the rear of an estate should be of a more or less intimate nature to permit the fullest possible enjoyment of them. For, to fully appreciate a garden, one must get out of contact with the outside world. A too stern formality will prohibit this feeling of intimacy with the garden, so that part of the garden frequented the most should be designed with a regard for the feelings and wishes of the owner. The treatment of the grounds in front and in the rear may, therefore, be entirely different in spirit and in character.

Groups of trees and shrubs, with accompanying lawn areas, are the life of any place. Here in California we have wonderful opportunities of using both native and exotic evergreens, as well as drawing upon the rich resources of the East. The plantings of any estate should have an underlying motive. What could be more appropriate than to use the California Live Oak (*Quercus agrifolia*), if already growing on the estate, as the principal motive, with a stream, bor-

dered by Bay Laurel (*Umbellularis californica*), as a secondary motive. Associated with the California Live Oak are such native trees: as, the California Cherry (*Prunus ilicifolia*) and the Catalina Cherry (*P. ilicifolia integrifolia*), the Madrone (*Arbutus menziesi*) and Manzanita; the crimson-berried Christmas Berry (*Heteromeles*, or *Photinia arbutifolia*); occasionally the California Buckeye (*Aesculus californica*); Catalina Ironwood (*Lyonothamnus floribundus asplenifolius*); the Santa Barbara, or Matilija Poppy (*Romneya coulteri*).

In lieu of native specimens, some one form of exotic tree or shrub, or even a fruit tree, may be selected, or the special form or size of groupings may be considered. Frequently, a garden ornament, such as a sun-dial, may furnish the central motive, with all plantings subsidiary to this. Some of the native coniferous trees, especially the California Redwood (*Sequoia sempervirens*), accompanied by its close relative, the California Big Tree (*S. gigantea*), make splendid motives. California abounds with many conifers, including Pines, Spruces, Firs, Cypress, Arbor Vitae, Douglas Spruce (*Pseudotsuga douglasi*), Incense Cedar (*Libocedrus decurrens*),

which may be utilized to advantage in naturalistic plantings.

A beautiful garden can never be made simply by sticking a few trees and shrubs here and there, and filling in with flowers. Let us conceive of every tree, shrub, and plant as having a distinct individuality, this individuality being expressed in terms of form, foliage, flowers and fruit. This tree, with its loose form and graceful, arching branches, had best be planted by itself; that compact little shrub, with rounded contour and erect, smooth branches and foliage, looks best planted near the entrance of the house; this plant, with its somewhat garishly colored flowers, would clash with plants having flowers of softer tones.

It is only by studying the forms and colors of leaves and flowers, the shapes and varying heights of trees and shrubs, that a proper conception can be obtained of how to group these various elements. In addition, through constant study and reflection, we must develop a feeling for various plant forms, so that no possible mistake could be made in selecting and grouping specimens for a particular purpose.

Let me cite several examples to illustrate my point. The Date Palm (*Phoenix canariensis*), regal in appearance, is one of our most magnificent palms, if placed in the right position. How too frequently is it planted in the worst possible place—in the center of a twenty-foot square lawn, or in the midst of a group of shrubbery, totally dissimilar in form and foliage. Its rightful position is on a spacious lawn, off-setting a corner of the residence, where it may have full opportunity of displaying and developing its beautiful fronds.

Or take the very symmetrical Norfolk Island Pine (*Araucaria excelsa*), with its branches arranged in tiers or whorls about the trunk, with an interval left bare between the tiers. What a dilapidated specimen it becomes when crowded out by other trees in too close an association. It can never become interesting with the lower branches dead, and only the top alive.

It is this lack of judgment and far-sightedness that has ruined hundreds of gardens in California. One other point before leaving this topic:—if you know beforehand that trees are likely to become too crowded for their best development in the course of years, be prepared to mercilessly cut out some of them when the time comes. This statement does not apply to trees and shrubs which look well

when massed closely together, but only to those which seem to prefer lots of room for their best development.

In grouping trees and shrubs, attention must be paid to the different shapes and varying heights of individual specimens. Remembering that some forms appear to best advantage when planted separately, such trees and shrubs having the same general contour or outline, and blending in foliage, should usually be planted in mass. Occasionally, for the sake of pleasing contrast, a tree or shrub, differing from the rest in habit and foliage, but not clashing, may be introduced. They should be so placed, with low shrubs in the foreground and taller shrubs or trees in the rear, as to give the most graceful and flowing contour lines. Only an intensive study of different forms can give an adequate idea of how to properly group them.

The borders of the shrubbery groups should also be given proper consideration; a flowing, sinuous line is usually much more pleasing than a straight, stiff line, although formal settings sometimes require straight lines. Do not plant specimens so closely together as to prevent some natural expan-



sion, although certain forms will permit crowding. Here, again, a knowledge of the habits of growth of different species is necessary. The planting of perennials, with flowers of bright hues, has much to commend it.

In a paper of this character, it would take too long to enumerate and describe the great bulk of trees, shrubs and plants which could be utilized in planting schemes. However, I shall endeavor to discuss a few of the more prominent and best species, especially evergreens, with some suggestions for their proper placement.

Many of the berried shrubs are very beautiful, both in fruit and in flower. The many *Cotoneasters* and *Pyracanthas* (Evergreen Hawthorn), closely allied to the *Crataegus* Hawthorn, and natives of the Orient, with white or pinkish, sweet-scented flowers, and orange-red, yellowish red, or scarlet berries, are excellent for securing spring, summer and winter flower and berry effects. The *Pyracanthas* do not vary greatly in height, but the *Cotoneasters* vary from the dwarf *C. microphylla*, excellent for rockeries and in corners of walks, with tiny leaves and a great profusion of white flowers, followed by purplish red berries, to *C. frigida*, a very vigorous species, with large clusters of white flowers, followed by scarlet berries. Excellent group effects can be obtained by noting the varying heights of different species of *Pyracantha* and *Cotoneaster*, and grouping them accordingly. Some of the best species include: *P. crenulata*, *P. angustifolia*, *P. coccinea*, *C. pannosa*, *P. horizontalis* (a low form), *C. angustifolia*, *C. nepalensis*.

A genus of shrubs represented by *Berberis* (Barberry) looks well when grouped with *Cotoneasters*. One of the prettiest species is *Berberis darwini*, Chili, with drooping branches, prickly, holly-like leaves, turning to shades of red in the fall, and short, tubular, golden yellow flowers in clusters, followed by large blue or purplish berries. *B. ilicifolia* is similar to the above, while *B. stenophylla*, a Garden Hybrid, is a shrub with slender, arching branches, and spiny leaves, dark green above, silvery beneath. Other species, including the dainty *B. Wilsoni*, are recent introductions.

The Brooms, represented by species of *Cytisus*, *Genista*, and *Spartium junceum* (Spanish Broom), are excellent for giving body to groups, and for supplying continuous bloom. The Portugal Broom (*C. albus*), a small shrub, is literally a mass of bloom in spring. Another spring bloomer is the Bridal Veil (*G. monosperma*), with drooping, sil-

very, almost leafless branches, and white flowers. Summer bloomers include: the Scotch Broom (*C. scoparius*), and *C. canariensis*, both with clear yellow blossoms; *C. scoparius andreanus*, a variety of the Scotch Broom with mahogany yellow flowers. A diminutive little shrub, appearing to advantage when placed in front of some of the Brooms, is *Coronilla glauca*, with fine, glaucous foliage, similar to that of the Scotch Broom, and deep golden yellow flowers, arranged in little coronets.

The splendid Heaths or *Ericas*, with tiny leaves and bell-like flowers, which must not be confused with the Scotch Heather (*Calluna vulgaris*), are worthy of first consideration in any plantings. Of medium or low growth, they are especially suited to the Bay region, and are particularly desirable because of the winter-blooming habit of some of the species. The symmetrical, globular Mediterranean Heath (*E. mediterranea*), with dark green foliage, and tiny pink flowers, is probably the best known and most popular of the Heaths; it is a winter bloomer. *E. melanthera*, a rather tall species, with lighter green foliage and larger flowers, rosy with protruding, black-tipped stamens, is excellent for cutting. Varieties of *persoluta*, with pure white or rosy white flowers, bloom in spring. Many other choice varieties could be named, making it possible to secure many interesting combinations of the Heathers.

A delicate-appearing, but hardy little shrub, resembling somewhat the *Ericas*, goes by the name of the Breath of Heaven (*Diosma ericoides*), from Africa. The minute leaves are very fragrant, and small, white, star-shaped flowers, literally covering the bush, bloom continuously. It can either be placed in the foreground or be trained to form a small hedge. Another excellent shrub for the foreground is *Pimelia ferruginia* (*P. decussata*), about three feet high, with close-set foliage, and rosy pink flowers, arranged in heads at the ends of the branches.

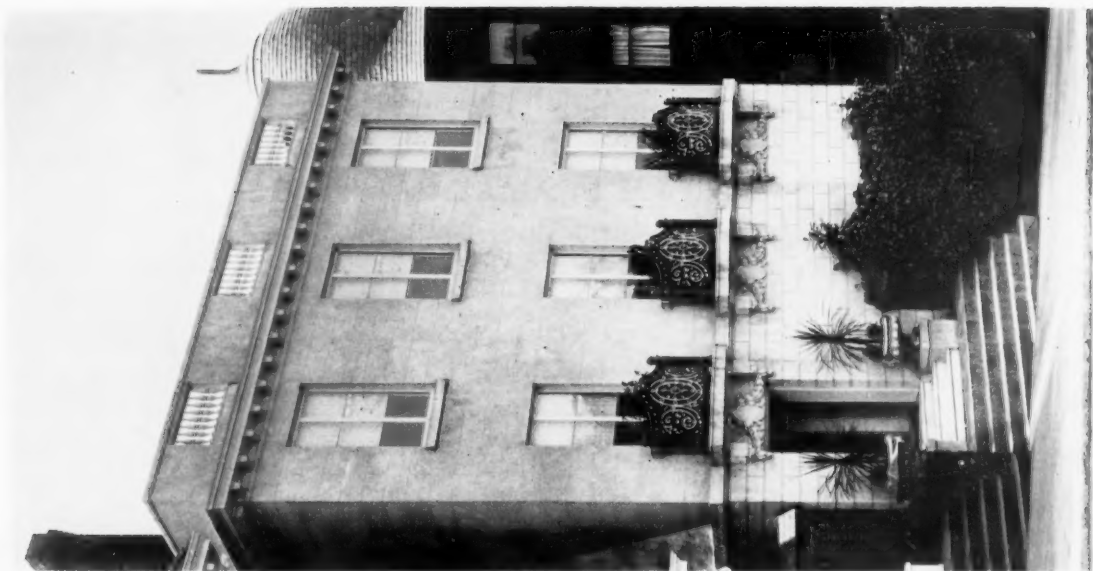
Other shrub forms of medium height include: *Abelia rupestris*, with gracefully arched branches, glossy green leaves, tinged with red, and tubular white flowers flushed with pink; the dainty little shrub with the tongue-twisted name (*Grevillea thlemanniana*), with finely divided, light green foliage, and clusters of honeysuckle-like, rosy-pink flowers, haunted by humming-birds for the sweet nectar hidden in their spurs; low-growing forms of *Eugenia* and *Myrtus*, with

(Continued on page 48)

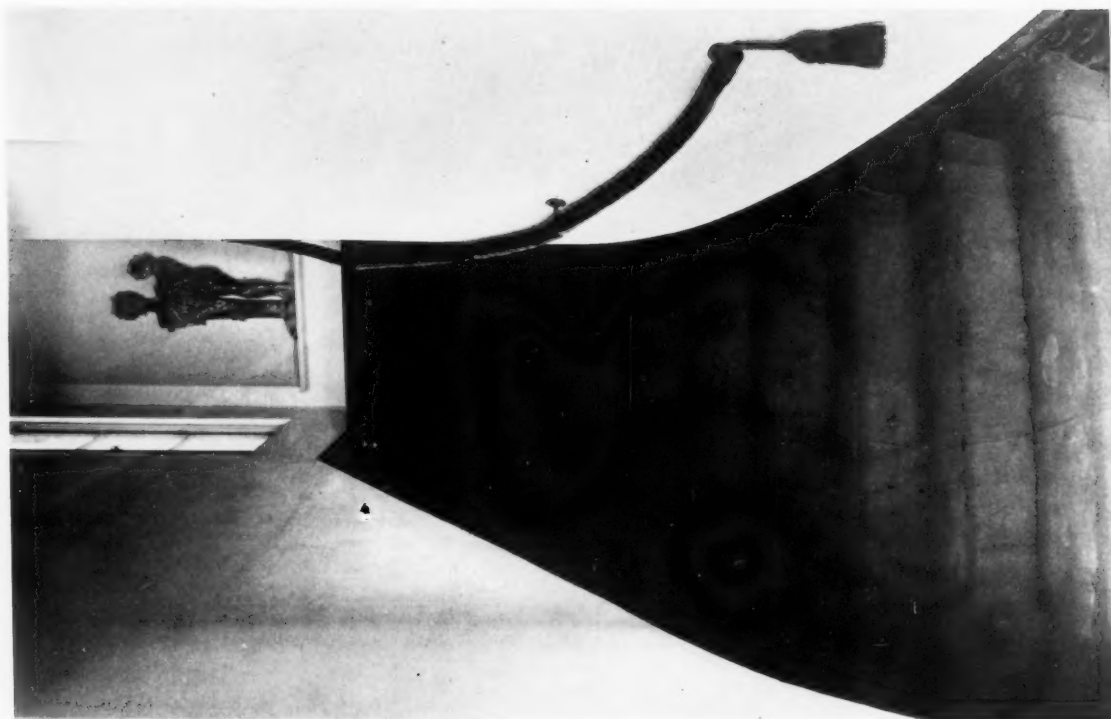


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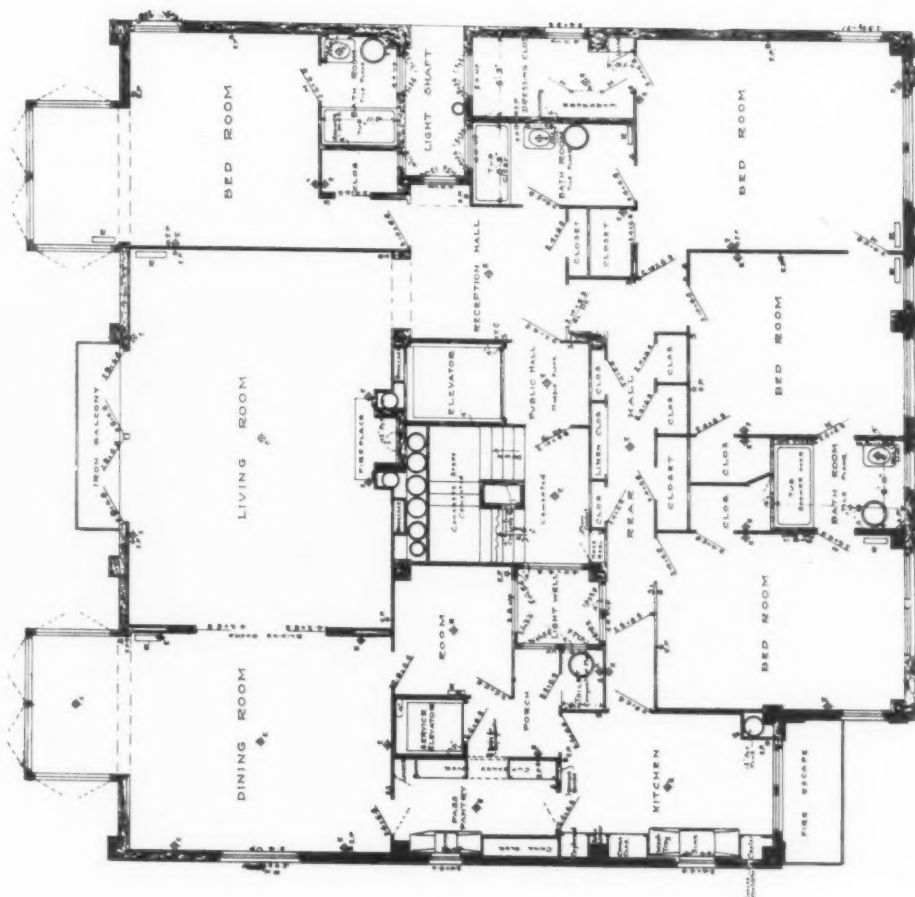
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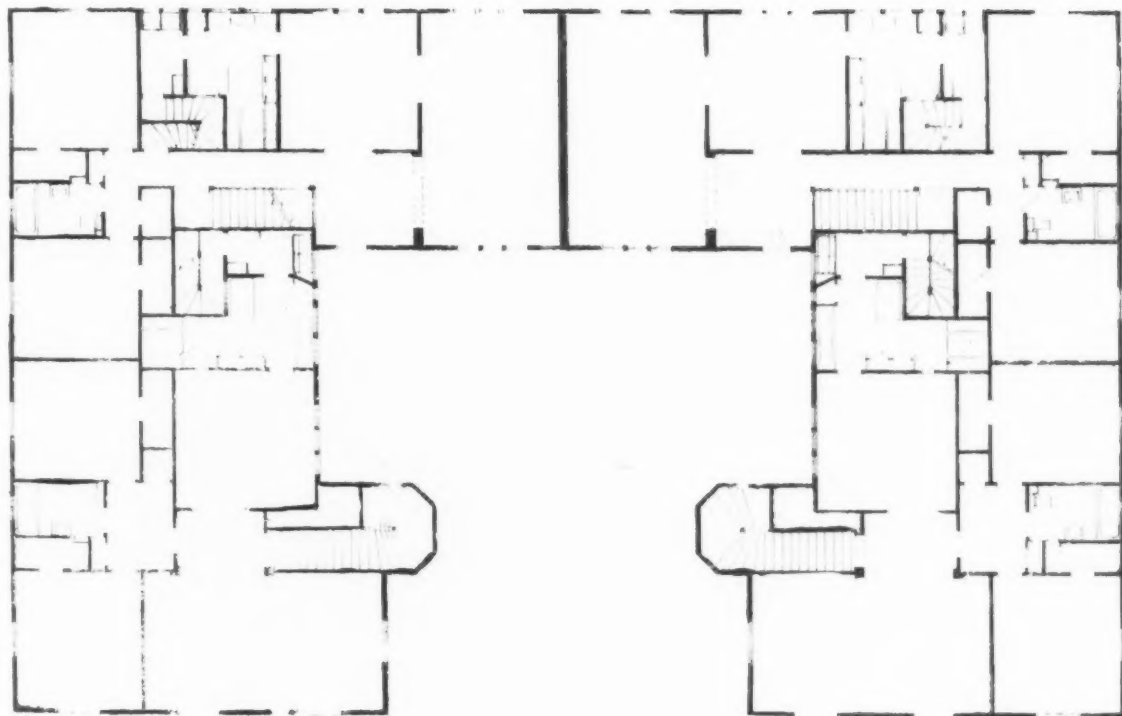


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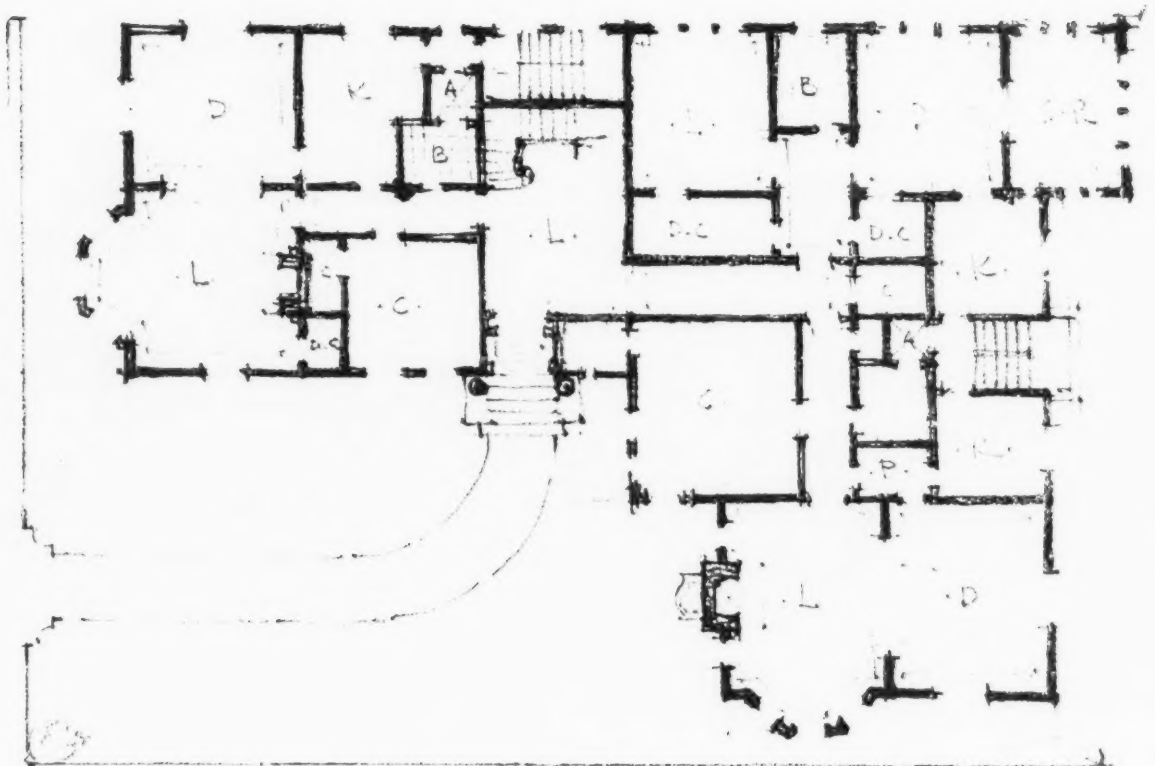


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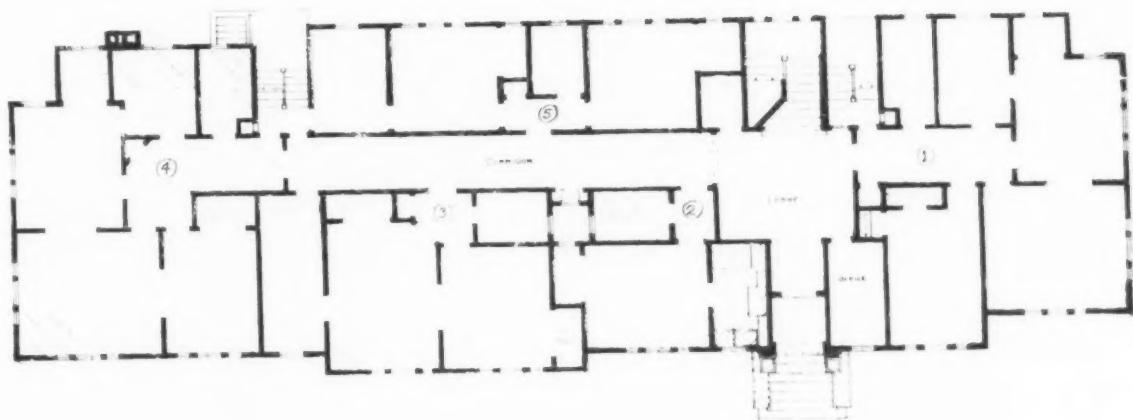


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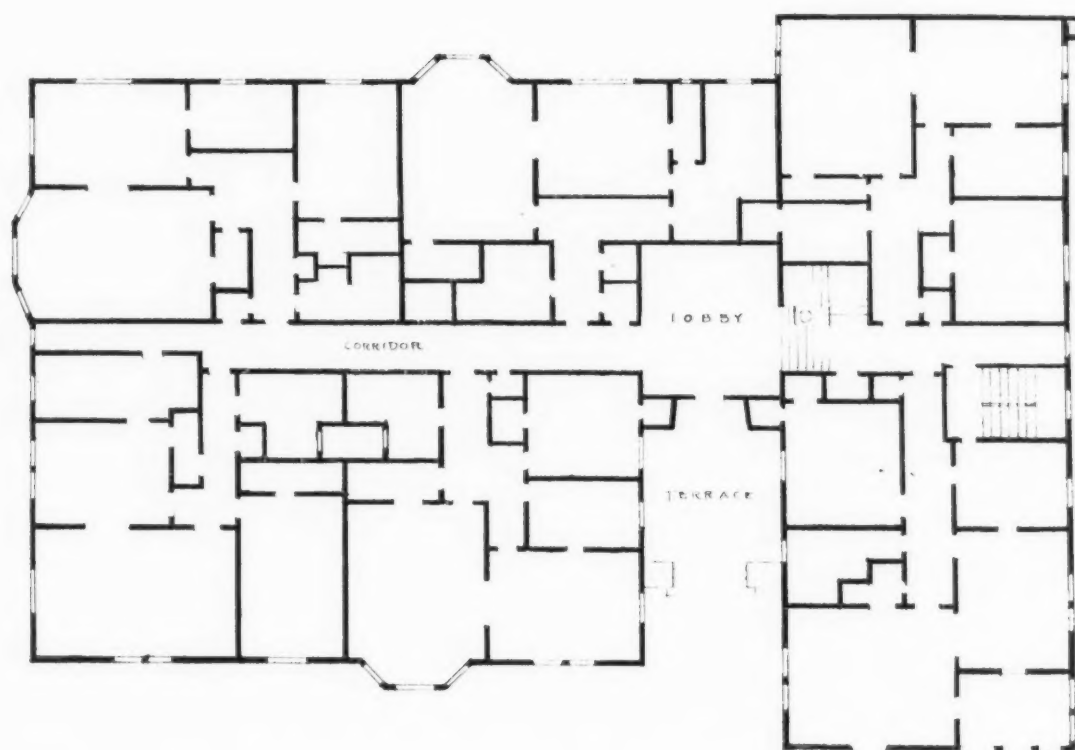
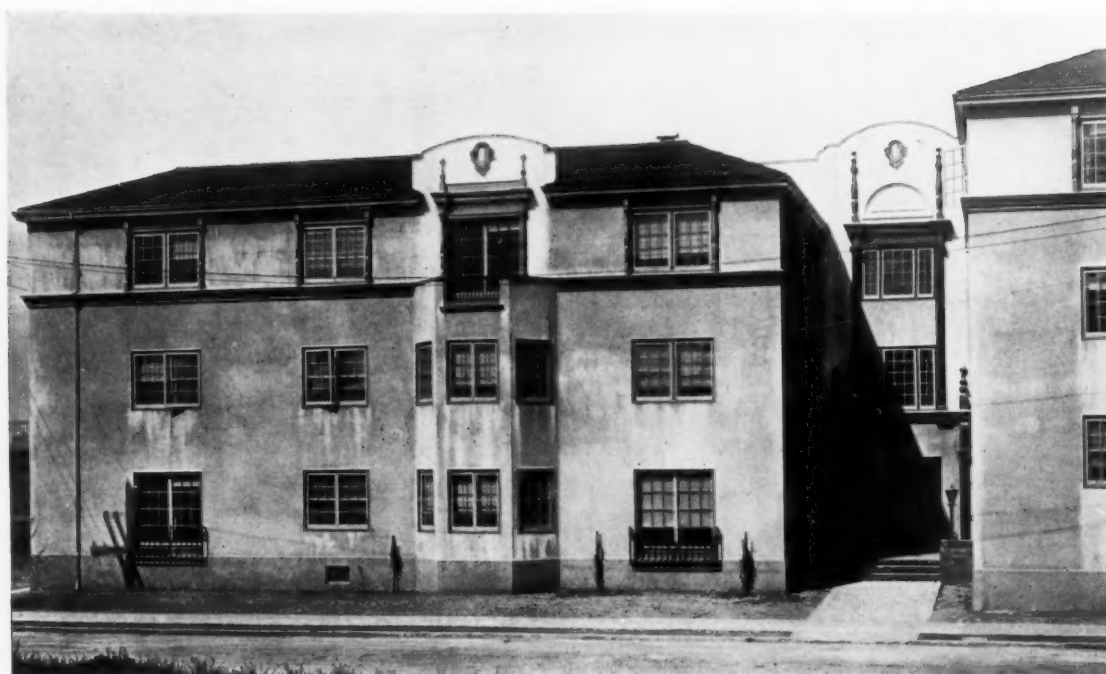
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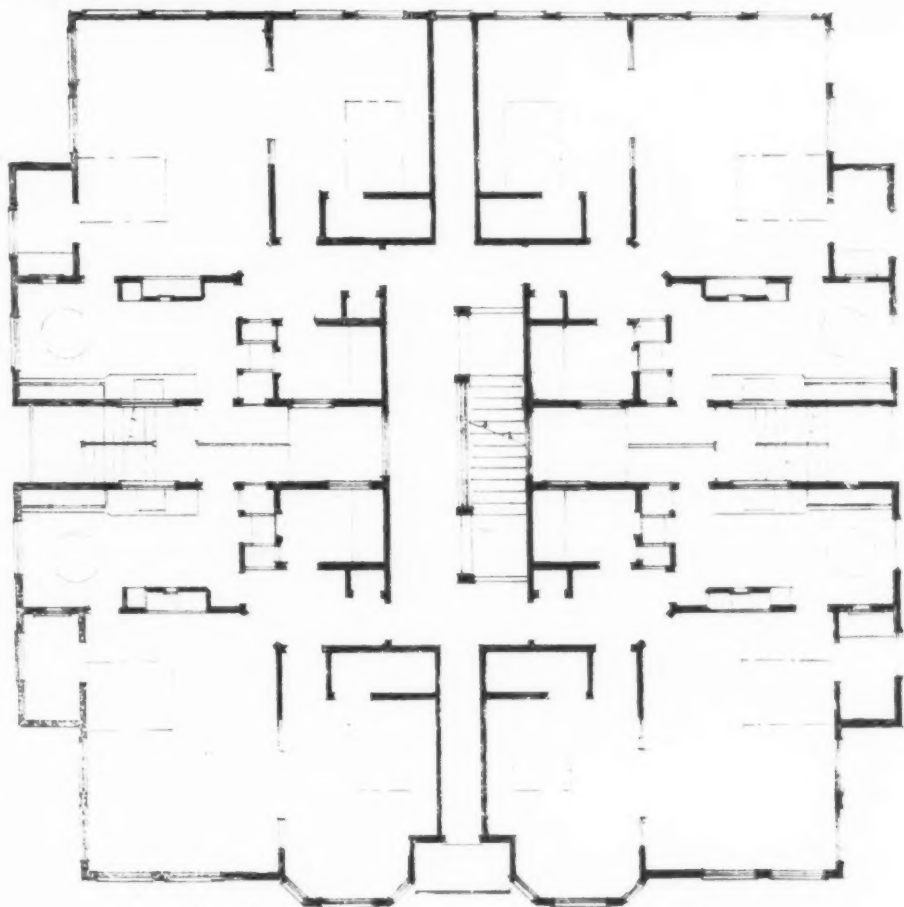
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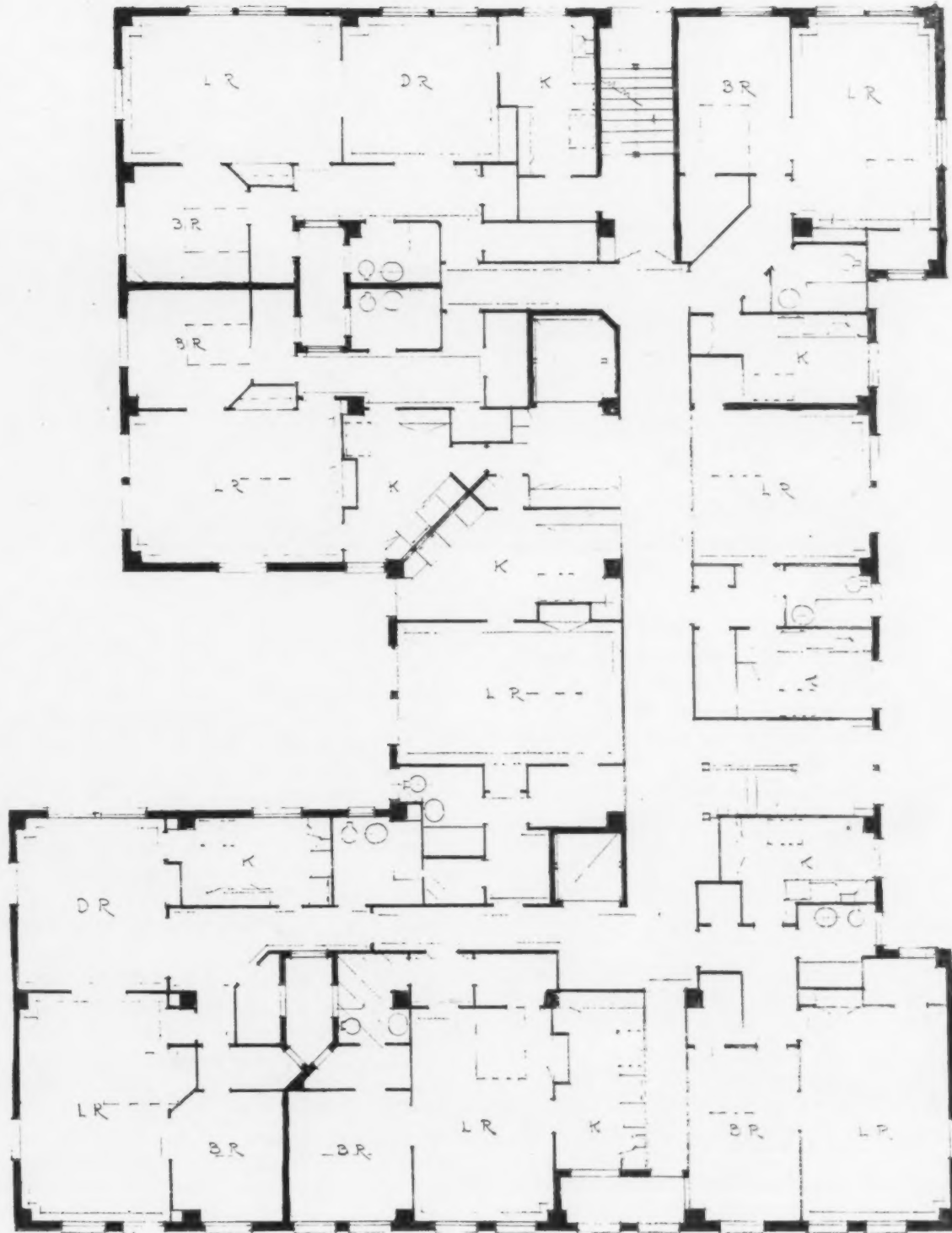


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C. N. BURRELL, ARCHITECT



(Continued from page 46)

sharply-pointed, dark green, glossy leaves, and sweet-scented, white flowers; the Mexican Orange (*Choisya ternata*), a compact, roundish shrub, with tri-foliate leaves, and very fragrant, orange-like blossoms; *Coprosma baueri*, with large, oval, very shiny foliage, dark green above, pale green beneath; the stiff, compact, little *Rhaphiolepis japonica*, with round, leathery leaves, fragrant, white flowers, followed by clusters of dark blue berries; *Evonymus japonicus*, similar in some respects to *Coprosma*, a very hardy and useful shrub; species of *Cistus*, the Rock Rose.

The many different *Veronicas*, introductions from New Zealand, including good-sized and low-growing forms, fill a very important place in planting schemes. The genus is well represented in St. Francis Woods, San Francisco. The majority of the species are round-symmetrical in shape, with glossy, oval, thick-set leaves, sometimes variegated, and spikes of white, blue, purplish, rosy, red, or scarlet flowers. *V. elliptica* (*V. decussata*), with blue or purple flowers; *V. speciosa* with purplish white flowers; *V. spec. imperialis* with carmine red flowers; *V. Traversi*, *V. buxifolia*, and *V. Lewisii*, with white flowers; *V. cupressoides*, a cypress-like species, with lilac flowers; *V. Chathamica*, a trailing kind, with violet flowers—are a few of the best species.

The Bottle Brush group of shrubs, represented by species under *Callistemon*, *Melaleuca*, and *Metrosideros*, Australia, are exceedingly interesting because of the inflorescence shaped like a bottle brush in many of the species; in some species the inflorescence is a small head. The colors of the flowers range through white, cream, rose, pink, lavender, carmine, and other shades of red. Habits of growth vary from a stiff, upright growth to shrubs with pendulous, arching branches; leaves vary from broad, leathery to finely divided foliage. The different forms are good fillers, and add variety to groupings.

Of broad-leaved evergreens, the *Pittosporums*, natives of Australia and New Zealand, upright and graceful of form, with smooth, glossy, wavy-margined foliage, are excellent for furnishing background, for planting in mass, or for making hedges. The best species include: *P. tenuifolium* (*P. nigricans*), with small, dark green leaves, and black flowers; *P. eugenoides*, with yellowish green foliage; *P. crassifolium*, with very downy leaves, dark green above, silvery beneath; *P. tobira*, the Japanese *Pittosporum*, with rather stiff, leathery leaves; *P. undulatum*, the Victorian Box, a round-headed tree, with dark green foliage, and very fragrant, yellowish-white flowers; *P. phillyracoides*, a weeping species.

(Continued on page XIII, Adv. Section)

# THE BUILDING REVIEW

## OFFICIAL NEWS OF COAST CHAPTERS, A. I. A.

### SAN FRANCISCO CHAPTER, OF THE AMERICAN INSTITUTE OF ARCHITECTS

The regular meeting of the San Francisco Chapter of the American Institute of Architects, was held in the rooms of the San Francisco Architectural Club, 77 O'Farrell street, on Thursday evening, March 16th, 1922. The meeting was called to order by President Geo. A. Applegarth. The following members were present:

Geo. A. Applegarth, Fred H. Meyer, John A. Baur, Al J. Evers, Morris M. Bruce, Chas. P. Weeks, E. A. Coxhead, John Norberg, Wm. A. Newman, B. S. Hayne, S. Schnaittacher, John Bakewell, Arthur Brown, J. S. Fairweather.

#### Minutes

Minutes of the previous meeting were read and approved.

#### Report of Committee

Report of F. H. Meyer on "Quantity Survey" is as follows:

1st. That a Committee be appointed, composed of two Architects, two engineers, one general contractor, one specialty contractor, a mill man, a member of the Industrial Association, a member of the Savings Bank Association, and a member of the Real Estate Board.

2nd. That the Committee be appointed for their special fitness and that before appointment that they be sold to the Quantity Survey System, and that before the Committee functions that each Committeeman have the full approval from the organization which they represent, indicating their sympathy with the Quantity Survey System.

The duties of the Committee will be:

1st. To outline the organization of a Quantity Survey Company, it being suggested that such a Company be organized somewhat in the same manner as the Title Insurance Company.

2nd. To determine if it would be advisable to guarantee quantities.

3rd. To determine who shall pay the fees covering the making of Quantity Surveys and to otherwise consider the general limitations of the proposed organizations.

### CALIFORNIA STATE CIVIL SERVICE EXAMINATION.

Assistant Architectural Designer, Grade IV.

Date of Examination, May 27, 1922. Last day for filing applications in Sacramento, May 20, 1922.

The California State Civil Service Commission announces an examination for the position of Assistant Architectural Designer, Grade IV, to be held in San Francisco and Los Angeles on May 27, 1922. The salary range is from \$235 to \$280 a month.

The duties of the position are, under specific administrative and technical direction, to perform work of the following character: to carry out studies and make the computations necessary for the preparation of designs and estimates; to assist in designing and planning important buildings and groups of institutional buildings; and to perform related work as required.

Candidates must submit evidence of at least two years of experience in architectural work, together with either graduation with a degree from an institution of recognized standing with major work in architecture, or at least two years of additional architectural experience. They must also have proven technical knowledge of proficiency. The completion of each full year of such college course will be considered the equivalent of six months of experience.

The examination is open to all American citizens who have reached their twenty-first but not their forty-fifth birthday, who are in good physical condition, and who meet the requirements outlined above.

The subjects of the examination are as follows:

- | Subjects  | Relative Weight |
|---|-----------------|
| 1. Practical Test.....  | 40              |
| This will consist of a test of the candidate's ability in designing, working upon a subject to be announced at the time of the examination. |                 |
| 2. Training, Experience and Fitness.....  | 60              |
| Those candidates who secure a rating of at least 70 per cent in the practical test will be  |                 |

If the general scheme of the Quantity Survey System, as outlined above meets with the approval of the Chapter Directors, I would suggest that a letter be written inviting various organizations, as outlined above, to participate in the deliberations of the committee and if a proper response is received, that the Chapter then actively push the matter to a definite conclusion. Such a letter naturally must be very carefully written, as it will be necessary to practically outline the scheme and also to state clearly the benefits that the inauguration of the Quantity Survey System would bring to the Building Industry.

I have discussed this question very seriously with many of the men connected with the building industry, and it has been universally approved, the consensus of opinion, however, being that it will be necessary to organize a Company as I have outlined above to properly care for the business which will be naturally thrust upon it.

#### New Business

A letter in regard to suspension of William Binder, Edw. W. Cannon, Bernard J. Joseph and James Seadler, was read and it was pointed out by Mr. S. Schnaittacher that all these members have inalienable rights to San Francisco Chapter, and that the Institute be notified of same.

A letter from the Institute electing Russel Ray as member was read and ordered filed.

A communication from the Nebraska and Washington Chapters in regard to their choice of Mr. W. B. Faville for next President of the Institute was read and placed on file.

A letter regarding transfer of Col. Norton E. Wood to the Washington, D. C. Chapter was read and placed on file.

A letter in regard to medal fund in San Francisco Chapter was read and ordered answered.

#### Adjournment

There being no further business the meeting adjourned.

Respectfully submitted,  
J. S. FAIRWEATHER.

given an oral interview by a special board of examiners appointed for the purpose by the Civil Service Commission, at which time they will be rated upon their training and experience, and their fitness for the position.

In connection with this interview, candidates will be required to submit specimens of their work for the inspection of the board of examiners.

Total..... 100

Candidates must secure a rating of at least 70 per cent in the oral interview in order to pass the examination.

Six hours will be allowed for the practical test, from 9 a. m. to 12 m., and from 1 to 4 p. m.

For the practical test, candidates must come provided with tracing paper for studying problems and a sheet of detail paper 24 in. by 36 in., for finished drawing, T-square, triangles, instruments, pencils, materials for rendering, etc. They will be called upon to make a suitable presentation of their designs in any methods of rendering they may choose. It will also be optional with them whether or not they present a design either in perspective or direct elevation.

Persons desiring to enter this examination may secure application blanks from the State Civil Service Commission at Room 331, Forum Building, Sacramento, Room 1007, Hall of Records, Los Angeles; and from the following offices of the State Free Employment Bureau:

771 Howard St., San Francisco; 401 Tenth St., Oakland; 176 So. Market St., San Jose; 916 H St., Fresno; 200 So. San Joaquin St., Stockton; 206 Court St., Los Angeles.

Completed applications must be filed with the State Civil Service Commission, Forum Building, Sacramento, on or before May 20, 1922.

STATE CIVIL SERVICE COMMISSION.

# INDUSTRIAL

## CONVENTIONS TO BRING \$30,000,000 TO SAN FRANCISCO

The convention delegate has been classified by experts as being 50 per cent "business scout." Inasmuch as business usually follows the scout, all California has a vital interest in the fact that more than 400,000 of these "scouts" are coming to San Francisco this summer. Altogether aside, however, from such "business" in the shape of new capital, new enterprises and new settlers as may come to us directly from this convention business, we have direct business in the alluring form of the money these visitors must spend for shelter and sustenance while here.

This money is estimated at more than \$30,000,000, and the estimators declare that this figure is so extremely conservative that it might be increased \$5,000,000 or \$10,000,000 without overshooting the mark.

The great value to industry and business of the convention visitor lies in the fact that he is always a leader in his own community; a person with more initiative than the average, and one to whom his neighbors will listen with interest when he goes home and tells them all about it.

The convention is a powerful and discriminating factor in the selection of new population composed of the most wholesome elements. The convention delegate, as said before, is always a leader in his own community. The road to leadership lies in the ability to strike out on new paths, to break new ground. A new country appeals to this kind of a person, and the visitor to California who once feels the appeal is either sold or a mighty good prospect.

When the man who is sold to California goes back to his home in the East he either returns himself to become a settler or persuades some of his neighbors to take that step.

The business of bringing conventions to San Francisco is entrusted to the San Francisco Tourist and Convention League. Back of this league, financially, are the business

men of the city, the hotels and the city itself. The man that transforms this backing into the intelligent and well directed energy that "brings home the bacon," is Robert L. Webb, who, unfortunately, is too busy to sit down and tell how he does it. The result of his activity can be summed up in the announcement that as the direct result of it more than 100 conventions will be held in San Francisco this summer, and that 400,000 delegates will attend the conventions.

Getting conventions isn't merely a matter of inviting organizations with the convention habit to San Francisco. Before a convention closes, the place for the next convention is selected. Every city big enough to entertain a convention appreciates the advantage of the opportunity to "show goods" to the kind of selected "business scout" of which delegate material is composed. Cities other than San Francisco have their Convention and Tourist Leagues, and send their Robert L. Webbs to influence conventions in choosing meeting places. And at every convention, as a result, contending cities line up their friends and arguments and stage a battle for the next convention.

The life of a convention scout is like a continuous political campaign. Webb has developed a speaking voice that scorns the use of a magna vox and a knowledge of convention psychology which has enabled him to handle some very difficult situations. Two of the conventions that will meet in San Francisco this year were won by the narrow margin of one vote. This gives some indication of the competition the San Francisco Convention and Tourist League must meet and overcome to maintain the record established by the energy of Mr. Webb.

The biggest convention will be the Shriners, who will invade San Francisco in numbers estimated at from 200,000 to 250,000, and will be in session June 13, 14 and 15.

The National Real Estate Board, which

(Concluded on page 54)

## 100 PER CENT. WATERPROOFING

It is only too often found that the weak spot in the construction of a building makes itself known sooner or later by the appearance of dampness through walls, which ruins wall paper or paints and even finds its way to the ceilings, leaving ugly marks disfiguring the otherwise so harmoniously decorated rooms. A building may be a veritable triumph of architectural beauty and yet remain a constant source of complaint and annoyance to the architect, although he is not to blame for its occurrence. Sometimes the trouble can be laid to settling of the structure or the use of materials which seem to invite dampness after a short time. Other times it may be



APPLYING THE WATERPROOFING WITH AIR BRUSH



Partially Completed Job, Showing Concrete Paint Being Applied Over "Insulite Waterproofing"

caused by too hasty construction or poor workmanship. Repairs to occupied buildings are costly, difficult and annoying, and the tendency is to devise some cheap method of patching, which is neither lasting nor a credit to the man who does the work and in many cases, where exposed to view, a constant eyesore to the owner of the building.

Waterproofing to be deserving of this classification must be 100 per cent. The remedy for lack of waterproofing or trouble in spite of an honest effort having been made in the first place, can be found only in the application of the highest skill and the best materials obtainable. So many materials have been

placed on the market and so many methods devised to take care of troubles of this nature, that the architect often finds himself in a quandary what to recommend.

Waterproofing to become perfect must first of all have a proper foundation. It is only too often that this law is violated. The salesman, his mind trained on the subject of turning over his stock on hand, or the selling of a minimum quantity in a given period of time, too frequently uses this expression: "It will stick to anything, just apply it over the old roof, you can do it yourself and it will cost you very little that way." There is no part of a building requiring as much careful study of the causes leading up to the trouble in question as is the case with water-proofing, and if a structural change seems advisable before the actual treatment is commenced, it is the wise man who does so rather than to take the advice along the line of the easiest way.

Waterproofing applied to the outside of a structure must have great penetrating properties and must form a firm bond with the surface to be waterproofed. It must also be sufficiently elastic to follow the movement of the surface to which it is applied, and most important of all, it must be of such nature that it is not affected by temperature changes or the action of lime, alkali and acids and must take paint without staining through.

Exposed to the severest temperature changes and weather conditions and with its many projections, window boxes and its flat roof portion, the beautiful residence of Mrs. O. C. Stine at 1071 Vallejo Street, San Francisco offers examples of most every kind of condition encountered in its class of water and damp-proofing. Moisture coming through the walls and ceilings in this residence in several places could be laid to as many different sources, so that no single method of treatment could be relied on thoroughly to overcome the trouble. Careful inspection, uncovering of all doubtful sections and their rebuilding was made the rule to follow before the actual work of waterproofing was started.

Our illustrations show exterior views of the residence during the progress of waterproofing which was performed by the Insulite Chemical Company, 373 Monadnock Building, San Francisco. The material used

(Concluded on page 54)

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### STATEMENT OF OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST, 24, 1912,

Of The Building Review, published monthly at San Francisco, Calif., for April 1st, 1922.

State of California, County of San Francisco—ss.  
Before me, a Notary Public, in and for the State and County aforesaid, personally appeared H. R. Braden, who, having been duly sworn according to law, deposes and says that he is the Business Manager of The Building Review, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to-wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:  
Publisher, The Building Review Company, 50 Main Street, San Francisco.

Editor, Harris Allen, Architectural, 50 Main Street, San Francisco.  
Industrial Editor, Lindsay Campbell, 50 Main Street, San Francisco.

Business Managers, H. R. Braden, 50 Main Street, San Francisco.

2. That the owners are: (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent or more of the total amount of stock.)

Harris Allen, Central Bank Bldg, Oakland.  
A. Hoffman, 245 Mission Street, San Francisco.  
J. A. Drummond, 245 Mission Street, San Francisco.  
H. R. Braden, 50 Main Street, San Francisco.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state.)

None.  
4. That the paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

5. That the average number of copies of each issue of this publication sold or distributed, through the mails or otherwise, to paid subscribers during the six months preceding the date shown above is (This information is required from daily publications only.)

H. R. BRADEN, Business Manager.

Sworn to and subscribed before me this 31st day of March, 1922.

(SEAL)

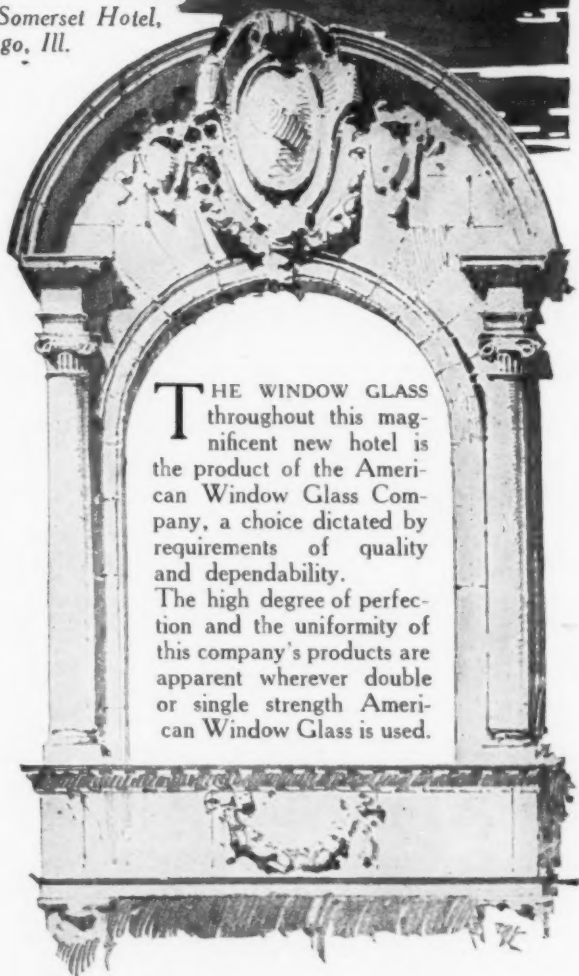
D. B. RICHARDS,

(My commission expires May 26, 1925.)

Architect, Samuel N. Crown,  
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## THE GARDEN

(Continued from page 48)

The Escallonias, South America, are large, loosely branching shrubs, with shiny, sticky foliage, and sweet-scented flowers in loose racemes. The best species include *E. rubra* with red, *E. rosea* with pink, and *E. Montevidensis* with white flowers. The Viburnums, represented by the old-fashioned *Laurustinus* (*V. tinus*), Mediterranean region, and the more showy *V. odoratissimum*, both with handsome foliage, and showy clusters of fragrant, white blossoms, look well when massed with the Escallonias, or with other shrubs of similar habit and foliage. *Eugenia myrtifolia* (*E. australis*), the Brush Cherry, Australia, is one of the handsomest and most useful of the Australian trees. Of tall, loose habit, it has very dark, glossy green foliage, and fragrant, creamy-white flowers, followed by violet or purplish berries.

For showy effects, these are useful: *Streptosolon Jamesoni*, Columbia, with a mass of coppery orange blossoms; *Lantana*, with close heads of coppery red, or violet-tinted flowers; the Australian Blue Bell Creeper (*Sollya heterophylla*), and *Plumbago capensis*, South Africa, both with smooth, shiny foliage, and sky-blue flowers.

Some of the conifers make splendid specimen trees for lawns and large areas. Chief among these is the Indian Cedar. *Cedrus Deodara*, with exceedingly graceful, drooping branches, sweeping the ground, and fine, glaucous, needle-like leaves. The Cedar of Lebanon (*C. Libani*), and the Atlantic Cedar (*C. Atlantica*), are closely related to the Indian Cedar. Besides the Norfolk Island Pine (*Araucaria excelsa*), already discussed, there is *A. bidwelli*, the Bunya-Bunya Tree of Australia, of very symmetrical shape and beautifully curved, glossy foliage; and the Monkey Puzzle Tree (*A. imbricata*), with coarse, blunt branches in regular whorls, and very sharply-pointed leaves. The Japanese Cedar (*Cryptomeria japonica*), a tall, loosely-spreading, cone-shaped tree, and a variety, *C. japonica elegans* with fine feathery foliage turning to bronze in the fall, are two very striking trees.

Innumerable other trees and shrubs could be named, but the above can, perhaps, give some idea of the rich resources we have at our disposal. I have not discussed forms more or less familiar to us, nor have I attempted to include the many fine deciduous trees of the East. The practical or utilitarian garden, which is a very important phase of gardening, has not been touched.

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## THE IMPORTANCE OF A SHIP SUBSIDY

### Why a Ship Subsidy is Necessary

Industrial development and the Merchant Marine are closely associated. Everybody interested in the former is watching with more or less interest the efforts now being made through Congress to establish the American Merchant Marine on such a basis that it can be built up and maintained, and that under private management, in competition with the more cheaply built, more cheaply operated and government aided ships of foreign nations. The Building Review has secured from the United States Shipping Board the following summary of reasons why the American Merchant Marine, on which, in the event of war we will have to depend for necessary naval auxiliaries, should be given government aid.

British labor costs are from 35 per cent to 45 per cent lower in practically all industries than are similar American costs. This creates a differential against products of American labor in the proportion that labor enters into these products. The labor affecting American shipping costs comprises: the labor involved in building and in repairing the vessels, the labor involved in operating the vessels at sea, and the labor involved in controlling the operations of the vessels from on shore.

The effect of the higher cost of American labor is to add an annual differential to the operating cost of an American ship which will run from 3 per cent to 5 per cent per annum on her cost. In other words, a modest dividend rate is absorbed in paying for the construction of the ship in American shipyards, her operation by American officers, her manning by a crew shipped in an American port, and her control by a short staff paid at American wages.

In the past the wages of the crew have been especially stressed in commenting on the difference in cost of operation between an American and a British ship. It is true that for the tramp cargo steamer about half the differential existing is due to wage costs, especially to the difference in pay of the licensed officers who, by our laws, must be American citizens. For the larger and faster

ships, the express freighters, or the passenger vessels, which our merchant marine is so grievously lacking, this difference becomes less in importance compared to the tremendous difference existing in the cost of construction.

A ship of the George Washington type would cost in the United States about \$9,500,000. She could be built in England for about \$7,500,000 to \$8,000,000. The American owner of an American built George Washington would therefore have to carry during the life of the ship an excess capital cost of \$1,500,000 to \$2,000,000 on which he would be paying probably \$250,000 to \$300,000 per year more than a British owner of a similar ship. The payroll of this ship would be not less than \$450,000 per year, and would involve a wage differential of nearly \$100,000. The higher cost of repairs and of the American administrative staff would add to this another \$25,000, making a total annual differential against this ship of approximately \$400,000. This difference, it will be seen, amounts to 5 per cent on the first cost of the British ship of \$8,000,000. In other words, when the British ship is paying 5 per cent, the American ship would only be breaking even.

It was to meet these situations that the Board has recommended a schedule of direct aid based upon the partial equalization of the wage and first cost differentials existing between American ships and those of Great Britain. The schedule of payments provides for a flat rate of all low speed vessels based upon their size and mileage. For the fast, hence, much more costly vessels, of which our merchant marine is in great need, the scale of payments increases according to the speed so that the larger and faster ships get sums in proportion to their cost. The direct aid schedule will work out for nearly all types of ships at approximately 2 per cent per annum of the first cost.

The total subsidy which could be paid to the existing privately owned fleet would approximate \$12,500,000, from which should

(Concluded on page 54)

### SHIP SUBSIDY

(Concluded from page 53)

be deducted approximately \$2,500,000 now being paid in the form of mail subventions. It has been estimated by the Board that an adequate American fleet composed of all the types of ships needed, would receive, according to the schedule, from \$30,000,000 to \$32,000,000 per year.

### CONVENTIONS

(Concluded from page 50)

will be attended by about 5,000 delegates, will be in session from May 31 to June 3.

The Seventh Day Adventist convention which meets from May 11 to May 30, will be attended by 15,000 delegates from all over the world. The Adventists meet only every fourth year, and many of the delegates from remote places combine with the work of the convention the purchase of large quantities of goods and supplies for their private business. This because the convention city is usually a world market for supplies of all kinds, or located near one.

The Disabled War Veterans, 10,000 strong, will muster in San Francisco. There will be 15,000 Knights of Pythias here, 5,000 National Silver Leaguers and 2,000 International Fire Engineers.

It will be full house for the host city throughout the summer, and the best chance since the Panama Pacific Exposition for San Francisco and California to sell themselves to the world.

### WATERPROOFING

(Concluded from page 52)

was Insulite Waterproofing on which we printed an article in our March issue. As can be clearly seen from the close-up view showing a man at work with an airbrush, the finish of the building is that known as pebble dash. To waterproof walls of this type without disturbing the architectural effect thereof, the material used must cover every particle with a film that will not run nor soften with heat nor become brittle and crack from cold. It must also be of such a nature that it will flow easily through the fine nozzle of the airgun, and fill every pore and crevice in the

wall surface. Insulite Waterproofing is the thinnest Waterproofing made and does not give the heavy coat of an asphalt paint. While this fact is its real merit, without seeing it applied, architects in general will not understand it and can not see why the heavy coat of asphalt is not as good or better. The value of Insulite Waterproofing consists in three things:—It has a greater penetration, filling the pores of the plaster or concrete and finally forming a film of Mineral Rubber, inseparable from anything to which it is applied. It is unaffected by heat and cold, lime, alkali and acids. It is nature's product, held in solution until applied, soon thereafter returning to its natural state, a tough, rubbery coating.

A small airbrush was used in the application of both waterproofing and the painting; air being supplied by a portable air compressor driven by a small electric motor, receiving its power from the house current. With this outfit not only was it possible to do this work economically and without spattering material on the woodwork and surroundings, but it brought the worker and his work together, so that every square inch of surface covered received his personal attention and inspection, in other words the work was 100 per cent perfect. Waterproofing done with a large spray and sometimes with the aid of a long pole, or with a mop, can never produce the results obtained by this method. This feature is clearly illustrated in the close-up view. In the view showing the entire building the waterproofing is shown in the black portion thereof, followed up by the concrete paint coat.

Another part of this residence which received treatment with Insulite was the flat roof. This roof had previously been covered with the ordinary kind of built-up roofing. This, however, did not give the service desired, due to the traffic it received when used as a roof garden. Insulite Mastic Flooring applied in four coats and extended up along the parapet walls and under the flashing thereof, now permanently protects this portion of the building from leakage, and also lends distinction to this portion of the building, so much valued by its owner on account of the view of the harbor and the Golden Gate. The finish is smooth as linoleum and of a pleasing maroon shade. This type of roof construction is now being specified for several buildings by architects who have had an opportunity of studying its superior qualities.